

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – January 15, 2009 7:00 P.M.

Members Present: Dave Grabowski, Chairperson; Gary Rosenbaum, Vice-Chair; Linda Dombrowski; Tammy CitaraManis; Paul Yelder

Members Absent: None

DPZ Staff Present: Marsha McLaughlin; Kimberley Flowers, Jeannine Matthews, William Mackey, Bob Lalush, Randy Clay, Mark Deluca

Mr. Rosenbaum opened the public meeting at approximately 7:06 p.m.

The Board discussed various administrative items.

The Board went into a public worksession at 7:10 p.m. to discuss ZRA 102.

Motion:

Ms. Dombrowski motioned to continue the worksession on February 4, 2009 at 7:00 p.m. and requested that no other cases be on the agenda. Ms. CitaraManis seconded the motion.

Vote:

4 Yea

0 Nay. The motion was carried.

ZB 1075M - Music Fair Road Limited Partnership

Ms. Koldewey presented an overview of the proposal for a zoning map amendment.

Ms. CitaraManis questioned if the proposal made the case of a substantial change.

Mr. Oh stated that the area is full of mixed use and that the zoning is a good compliment. He also stated that staff did a good job looking at the environmental aspects.

Motion:

Ms. Dombrowski motioned to approve the staff report with the stipulation that the entire parcel be rezoned to POR. Ms. CitaraManis seconded the motion.

Discussion:

Ms. Dombrowski stated that the environmental issues were more important and that POR is the appropriate zoning.

Ms. CitaraManis stated the there was a change and that she was glad that they didn't forget about senior housing.

Mr. Yelder and Mr. Rosenbaum agreed with the other members.

Vote:

4 Yea

0 Nay. The motion was carried.

ZB 1074M- Cloverland Farms Dairy T/a Royal Farms

Mr. Lalush presented a brief overview of the proposed rezoning.

Mr. Meachum explained that Waterloo crosses over Interstate 95 and that there has been an increase in community development in that area.

Ms. CitaraManis questioned the need to make it B-2 even if it is operating fine as a B-1. Mr. Meachum stated that the zoning is not focusing on the subject property rather on what is around it. He explained that the Petitioner is asking to match their zoning with what the area has become.

Jeff Baimbridge from Royal Farms stated that they are not trying to replace Exxon and that having fuel at the site is a nice feature. He also presented 200 petition signatures show a need for the pumps.

Ms. CitaraManis questioned the need for so many pumps.

Ms. Dombrowski asked several questions regarding traffic in and around the subject property. Carl Wilson of the Traffic Group stated that the number is generated by the same amount of traffic and that there would be no change to site distance.

Cecelia Janawicz Spoke in support of the proposal.

Asha Mohamed spoke in opposition of the proposal.

Isha Sagent, owner of Exxon, spoke in opposition of the proposal stating his concern that the addition of pumps would put him out of business.

Richard Chartwell spoke in opposition of the proposal stating his concerns regarding traffic.

Motion:

Mr. Yelder motioned to approve the staff report based on a change in character of the neighborhood. Ms. CitaraManis seconded the motion.

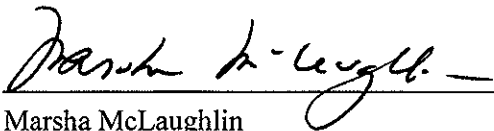
Ms. Dombrowski stated that the zoning should match the use not the intensity.

Vote:

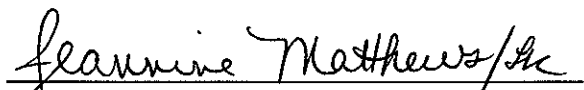
2 Yea

2 Nay. The Motion failed.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 12:20 A.M. ON JANUARY 16, 2009.



Marsha McLaughlin
Executive Secretary



Jeannine Matthews
Recording Secretary